



August 21, 2015

Susan Lauinger
City of Kirkland
123 5th Ave
Kirkland WA 98033

RE: MacDonald North and South Short Plat's
Permit Number: SUB15-01345/ SUB15-01346
Blueline Job No. 14-024

Ms. Lauinger:

This letter is in response to city review of the MacDonald North and South Short Plat's. The plans have been revised according to the email dated 8/7/2015. Below is a list of each comment with our responses in bold.

Applicant Requests Phased Tree Review:

The applicant is withdrawing their request for an Integrated Development Review and will now design under the phased review.

Survey Comments:

1. Add the Zoning Designation: RSA 4;
Zoning designation has been added.
2. Add the name and file number of the short plat— McDonald Short Plat South; SUB15- 01345; McDonald Short Plat North; SUB15-01346
Names and project numbers have been added.
3. Add Protected Natural Areas—call them out, state the square footage —these will be recorded (yes I know they are on the engineering plans, but the survey needs to prove that you are setting aside 25% of the area of each lot). I will be approving these as part of the short plat and so we must have the square footage on the survey. See also PNA under the category of engineering plans for more information.
PNA square footages have been added.
4. Add a clearer line for the 10' slope setback as per the geotechnical report. Please make the line clearly different than the topographic lines; it is unclear what the 15' next to the 10' slope setback is and each of these lines cross the topo lines—hard to read
Clearer top of slope and 10' BSBL lines have been added.
5. Add Topography for the sloped area, which can be estimated by using the City's GIS system if allowed by state law and add a note about tree cover such as "forested area". If state law does not allow Surveyors to estimate topography, call me.
Topographic information along the slope has been added.

General Planning Comments:

1. The PNA's won't be set in stone or recorded with the short plat and they should be put on a separate sheet, but must be on a survey. (We will record a separate PNA document for each lot later).
Noted

2. Provide the information needed for a PNA, which is explained in my letter, but basically you need to show that you are in fact choosing the areas on each lot that have the best native trees, shrubs and groundcover, or are at least doing your best to save those areas on each lot. PNA's cannot be within utility easements but may be on slopes or other sensitive areas. I sent a separate email from Tom that gives you ideas for the extreme slope areas if you choose those as PNA's.

PNA's have been updated to best utilize the existing native trees, shrubs and ground cover.

Please call or email me with any questions or concerns at (425) 216-4051 x226 or mhaughian@thebluelinegroup.com.

Sincerely,

THE BLUELINE GROUP

A handwritten signature in dark ink, appearing to read 'MHaughian', with a stylized flourish at the end.

Moira Haughian
Planning Coordinator